009.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	942,200 / 942,200
					USE VALUE:	942,200 / 942,200
					ASSESSED:	942,200 / 942,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN JULIETTE K &
Owner 2:	GOSLINE DOROTHY ANN
Owner 3:	
Street 1:	6 WYMAN TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HANSCOME PATRICIA B -
Owner 2:	-
Street 1:	11 MILTON STREET
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2584 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	481,300	4,900	456,000	942,200
Total Card	0.115	481,300	4,900	456,000	942,200
Total Parcel	0.115	481,300	4,900	456,000	942,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.59 | /Parcel: 364.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	481,400	4900	5,000.	456,000	942,300	942,300	Year End Roll	12/18/2019
2019	104	FV	371,500	4900	5,000.	484,500	860,900	860,900	Year End Roll	1/3/2019
2018	104	FV	371,500	4900	5,000.	353,400	729,800	729,800	Year End Roll	12/20/2017
2017	104	FV	347,700	4900	5,000.	307,800	660,400	660,400	Year End Roll	1/3/2017
2016	104	FV	347,700	4900	5,000.	262,200	614,800	614,800	Year End	1/4/2016
2015	104	FV	308,600	4900	5,000.	256,500	570,000	570,000	Year End Roll	12/11/2014
2014	104	FV	308,600	4900	5,000.	210,900	524,400	524,400	Year End Roll	12/16/2013
2013	104	FV	321,600	4900	5,000.	200,600	527,100	527,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANSCOME PATRIC	67819-550		8/16/2016		805,000	No	No		
GARBER FREDERIC	65356-466		5/13/2015	Convenience	1	No	No		
	14501-315		12/1/1981		79,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2020	683	AbvGrd.	3,100	O				
5/2/2007	305	Siding	9,200			G8	GR FY08	
12/4/2006	1047	Manual	54,900					re-build front por

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
4/14/2009	Meas/Inspect	163	PATRIOT
4/10/2000	Inspected	263	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

7682

GIS Ref

GIS Ref

Insp Date

10/06/17

!824!

PRINT

Date	Time
12/10/20	16:32:23

LAST REV

Date	Time
08/11/20	10:50:48

danam

PAT ACCT. 824

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7682
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06916165
Const Adj.:	0.98990101
Adj $ / SQ:	179.922
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654002
Depreciation:	172657
Depreciated Total:	481346

COMMENTS

FFL GAS HEAT/SFL OIL HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

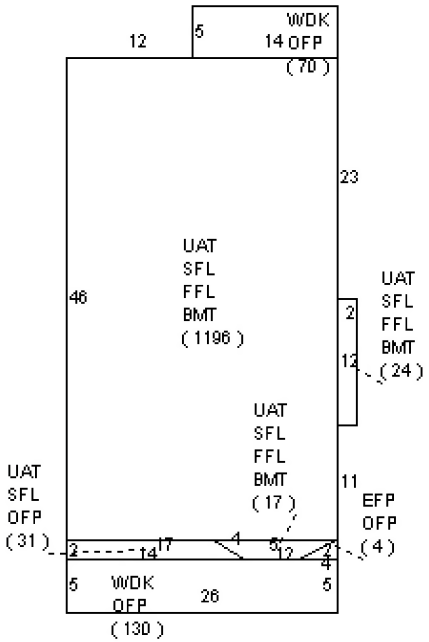
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.92
Special Features:	0	Val/Su Net:	107.00
Final Total:	481300	Val/Su SzAd	192.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,268	179.920	228,141
BMT	Basement	1,237	53.980	66,769
FFL	First Floor	1,237	179.920	222,563
UAT	Upper Attic	317	85.460	27,092
OFP	Open Porch	235	23.280	5,472
WDK	Deck	200	10.890	2,178
EFP	Enclos Porch	4	71.870	287
	Net Sketched Area:	4,498	Total:	552,502

Size Ad	2505	Gross Are	5449	FinArea	2584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1920	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc